

# Jefferson Park - Chicago Mixed-Use Building with Restaurant/Bar and Two Apartments for Sale

4630 W. Lawrence Ave.



**OPERATING BUSINESS.  
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**

## Jefferson Park

Jefferson Park is one of the 77 community areas of Chicago. Located on the Northwest Side of the city, it is bordered by; Norwood Park to the northwest, Forest Glen to the northeast, Portage Park to the south and the suburb of Harwood Heights to the south. Jefferson Park has long been one of Chicago's transportation hubs, earning the neighborhood the nickname of "The Gateway to Chicago". The Blue line services the community, as well as the Metra Union Pacific Northwest commuter rail. The community is predominantly middle-class of a variety of diverse backgrounds. Jefferson Park is home to the award-winning Gift Theater Company.

### 4630 W. Lawrence Ave.

|       |  |
|-------|--|
| Size  | 3,125 SF Lot                                       |
|       | 3,716 SF Building                                  |
|       | 2,000 SF Restaurant                                |
| Price | \$555,000 (Real Estate) and/or \$63,000 (Business) |

For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

Scott Reinish

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156 North Jefferson St.  
Chicago, Illinois 60661-1411  
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## Demographics

|                        | 1-mi.  | 3-mi.   | 5-mi.     |
|------------------------|--------|---------|-----------|
| Population             |        |         |           |
| 2013 Male Population   | 19,055 | 192,263 | 557,278   |
| 2013 Female Population | 19,124 | 195,536 | 567,377   |
| 2013 Total Population  | 38,179 | 387,799 | 1,124,655 |
| 2013 Total Households  | 13,287 | 134,653 | 421,551   |

## Income

|                               |          |          |          |
|-------------------------------|----------|----------|----------|
| 2013 Median Household Income  | \$55,405 | \$54,591 | \$54,363 |
| 2013 Per Capita Income        | \$24,015 | \$24,121 | \$26,800 |
| 2013 Average Household Income | \$68,896 | \$68,864 | \$70,446 |

## Nearby Businesses

|                            |                 |
|----------------------------|-----------------|
| DZ Auto Care               | Mayfair         |
| Hala In Restaurant         | Yemen           |
| Joy & James Cafe           | Sano's Pizzeria |
| Phil's Truck & Auto Repair | Shibam City     |

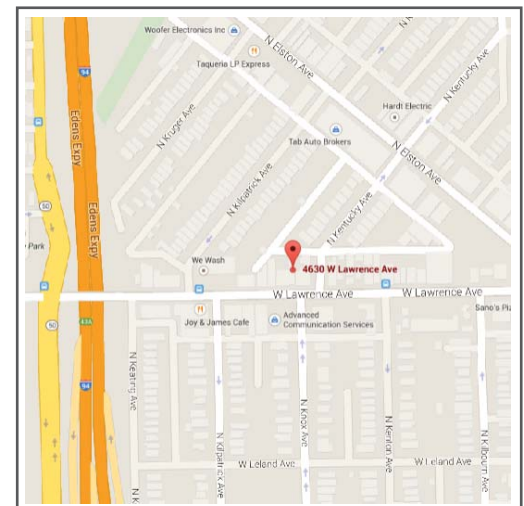
## Highlights

Newly renovated mixed-use building with a turn-key business available! Established bar/restaurant located on the ground floor with all FF&E and licenses included. Full basement with plenty of storage and a new walk-in cooler. Two-2 bed/1 bath completely remodeled apartments on the 2nd floor including new kitchens, bathrooms, hardwood floors and crown molding. Great opportunity for any investor or owner/operator!

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 1.24.14

## Map

### Lawrence & Knox Ave.



## LISTING INFO

|                      |   |
|----------------------|---|
| Agent Responsible    | Scott Reinish <a href="mailto:scott@kudangroup.com">scott@kudangroup.com</a>  |
| Transaction Type     | Real Estate Sale and/or Business  |
| Type of Property     | Restaurant/Bar with Two- 2 Bed/1 Bath Rental Units on 2 <sup>nd</sup> Floor   |
| Property Data        |   |
| Address              | 4630 W. Lawrence Ave.   |
| City, Zip Code       | Chicago, IL 60630   |
| Area                 | Jefferson Park  |
| County               | Cook  |
| Sale Price           | \$555,000 (Real Estate) and/or \$63,000 (Business)  |
| Taxes                | Est. to be \$6,649.00 in 2013   |
| Building             | Limestone/Brick building built in 1927  |
| Stories              | Two   |
| Square Feet          | Building is 3,716 SF.<br>Business est. 2,000 SF   |
| Lot Size             | 3,125 SF  |
| Parking              | Two car garage parking  |
| Zoning               | C1-1  |
| Licenses             | Incidental Liquor/Retail Food   |
| Occupancy            | 70  |
| A/C & Heat           | Central- ask agent  |
| Electric (amps)      | Ask agent   |
| Type of Roof & Age   | Flat  |
| Type of Basement     | Full  |
| Alderman             | Ward 3<br>Alderman Margaret Laurino<br>(773) 736-5594   |
| Nearby Businesses    | DZ Auto Care, Hala In Restaurant, Joy & James Café, Phil's Truck and Auto Repair, Mayfair, Yemen, Sano's Pizzeria, Shibam City  |
| Property Description | Newly renovated mixed-use building with a turn-key business available! Established bar/restaurant located on the ground floor with all FF&E and licenses included. Full basement with plenty of storage and a new walk-in cooler. Two-2 bed/1 bath completely remodeled apartments on the 2 <sup>nd</sup> floor including new kitchens, bathrooms, hardwood floors and crown molding. Great opportunity for any investor or owner/operator! |
| Cross Streets        | Lawrence/N. Knox Ave.   |

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**LISTING INFO**

|                      |  |
|----------------------|--|
| Location Description | <p>Jefferson Park is one of the 77 community areas of Chicago. Located on the Northwest Side of the city, it is bordered by; Norwood Park to the northwest, Forest Glen to the northeast, Portage Park to the south and the suburb of Harwood Heights to the south. Jefferson Park has long been one of Chicago's transportation hubs, earning the neighborhood the nickname of "The Gateway to Chicago". The Blue line services the community, as well as the Metra Union Pacific Northwest commuter rail. The community is predominantly middle-class of a variety of diverse backgrounds. Jefferson Park is home to the award-winning Gift Theater Company.</p> |
|----------------------|--|